

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 11/01/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Sue Nutton Sue Lutton ☐

Champaign County, IL

PT of the SE 1/4 of Section 16, Township 18 N, Range 8 E, 3rd Prime Meridian, Champaign County, Illinois

Tax ID: 292616400005



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 165 330 660 990 Feet

LO RENEE C

Tract No.:ILRP_RS_CH_061

Date: 4/29/2014

EXHIBIT "A"

A 5.851 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO RENEE C. LO, RECORDED IN DOCUMENT NO. 94R30405 OF THE DEED RECORDS OF CHAMPAIGN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST 1/4 AND THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 57 (285 FOOT RIGHT-OF-WAY), SAME BEING THE NORTHWEST CORNER OF SAID LO TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 16 BEARS NORTH 89 DEGREES 18 MINUTES 04 SECONDS WEST, A DISTANCE OF 2,808.87 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1220498.44, E:992626.94;

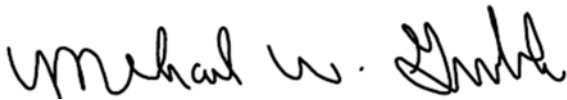
THENCE SOUTH 89 DEGREES 18 MINUTES 04 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,112.13 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 09 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 2,690.99 FEET;

THENCE SOUTH 80 DEGREES 23 MINUTES 49 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 838.76 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 18 MINUTES 04 SECONDS WEST, A DISTANCE OF 1,285.97 FEET TO A POINT FOR CORNER IN SAID EAST RIGHT-OF-WAY LINE AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 17 MINUTES 20 SECONDS, A RADIUS OF 29,748.45 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 20 MINUTES 41 SECONDS EAST, 150.00 FEET;

THENCE NORTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 254,868 SQUARE FEET OR 5.851 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 02/25/2014



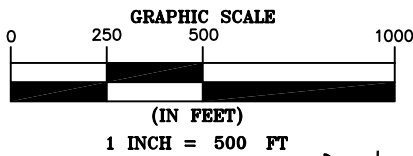
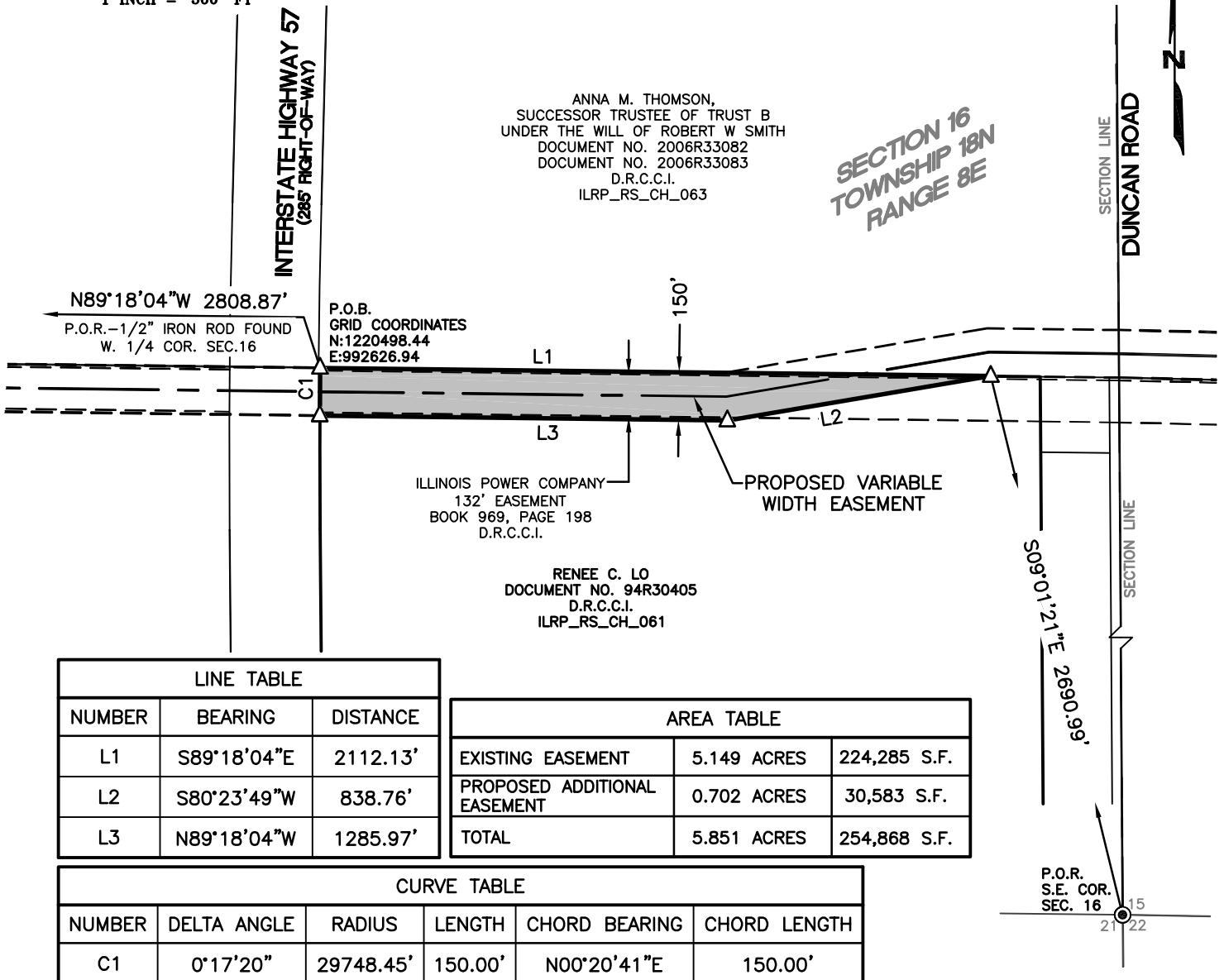


EXHIBIT "A"

ATXI Exhibit 2.3

Part A

Page 12 of 16



LEGEND

D.R.C.C.I.

DEED RECORDS
CHAMPAIGN COUNTY, ILLINOIS

P.O.B.

POINT OF BEGINNING

P.O.R.

POINT OF REFERENCE



1/2" IRON PIPE FOUND



CALCULATED POINT

2 1
11 12

TYPICAL SECTION CORNER

SECTION LINE

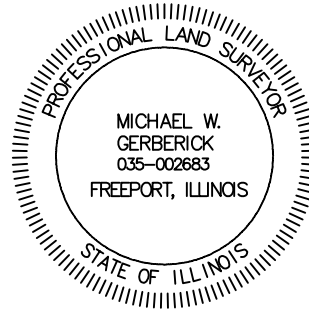
SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

EXISTING EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 02/25/2014

SCALE: 1"=500'

TRACT ID: ILRP_RS_CH_061

DRAWN BY: JDD



150' TRANSMISSION
LINE EASEMENT
SIDNEY TO RISING
SECTION 16, TOWNSHIP 18 NORTH, RANGE 8 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS

FN: D_1514

ILRP_RS_CH_061.DWG

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 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

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8. Discuss routing and how it affects landowner: ☒
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10. Discuss subordination of mortgage, if applicable ☒
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12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Sue Natton Sue L. Natton ☐

Champaign County, IL

PT SW 1/4 of Section 15, Township 18 N, Range 8 E, 3rd Prime Meridian, Champaign County, Illinois

Tax ID: 292615300004



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 162.5 325 650 975 Feet

LO ADOLPH M

Tract No.:ILRP_RS_CH_068

Date: 5/14/2014

EXHIBIT "A"

A 6.049 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO ADOLF M. LO, RECORDED IN DOCUMENT NO. 92R13488 OF THE DEED RECORDS OF CHAMPAIGN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST 1/4, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP STAMPED "IL 2006 2207" FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 15 BEARS NORTH 88 DEGREES 41 MINUTES 29 SECONDS WEST, A DISTANCE OF 459.48 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N: 1220457.26, E: 995601.66;

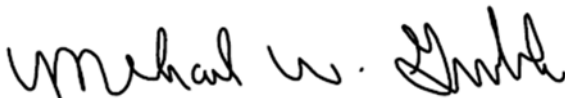
THENCE SOUTH 88 DEGREES 41 MINUTES 29 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,177.50 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, FROM WHICH A SECURITY MONUMENT FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 15 BEARS NORTH 00 DEGREES 20 MINUTES 05 SECONDS WEST, A DISTANCE OF 2654.41 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 05 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 150.06 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 41 MINUTES 29 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,335.99 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 27 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF 2,786.05 FEET;

THENCE NORTH 78 DEGREES 38 MINUTES 05 SECONDS WEST, A DISTANCE OF 859.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 263,512 SQUARE FEET OR 6.049 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 02/25/2014



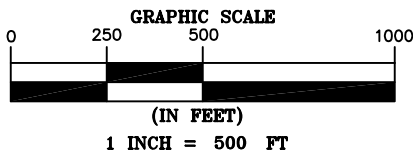
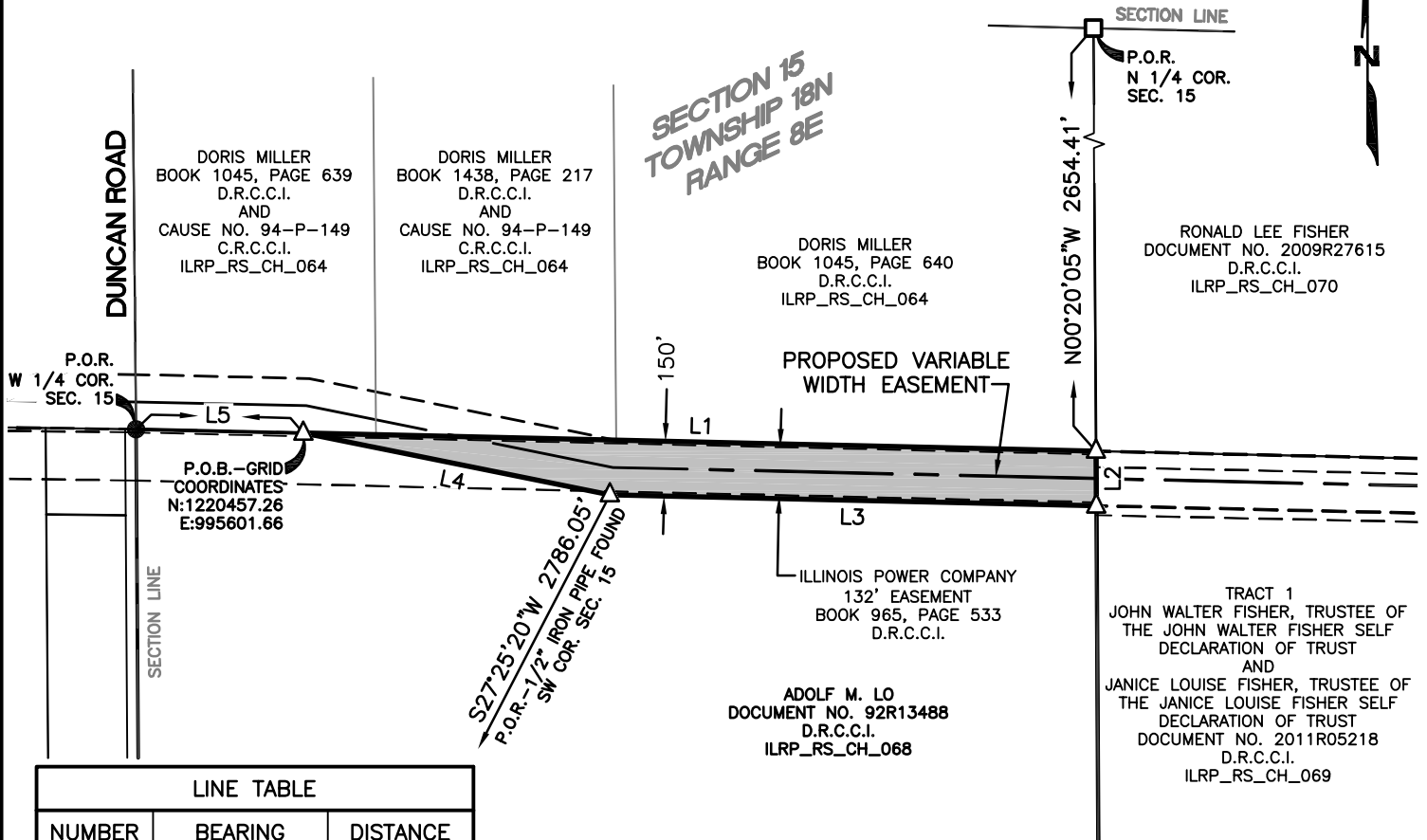


EXHIBIT "A"

ATXI Exhibit 2.3

Part A

Page 16 of 16



LINE TABLE

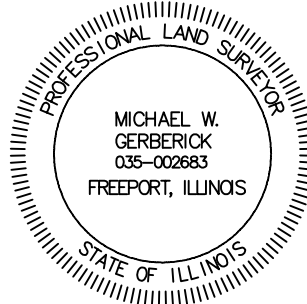
NUMBER	BEARING	DISTANCE
L1	S88°41'29"E	2177.50'
L2	S00°20'05"E	150.06'
L3	N88°41'29"W	1335.99'
L4	N78°38'05"W	859.01'
L5	N88°41'29"W	459.48'

AREA TABLE

EXISTING EASEMENT	5.323 ACRES	231,890 S.F.
PROPOSED ADDITIONAL EASEMENT	0.726 ACRES	31,622 S.F.
TOTAL	6.049 ACRES	263,512 S.F.

LEGEND

D.R.C.C.I.	DEED RECORDS
C.R.C.C.I.	COURT RECORDS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
●	1/2" IRON ROD FOUND WITH CAP
□	STAMPED "IL 2006 2207"
△	SECURITY MONUMENT FOUND
---	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

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SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/25/2014
SCALE: 1"=500'
TRACT ID: ILRP_RS_CH_068
DRAWN BY: NS



150' TRANSMISSION
LINE EASEMENT
SIDNEY TO RISING
SECTION 15, TOWNSHIP 18 NORTH, RANGE 8 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS